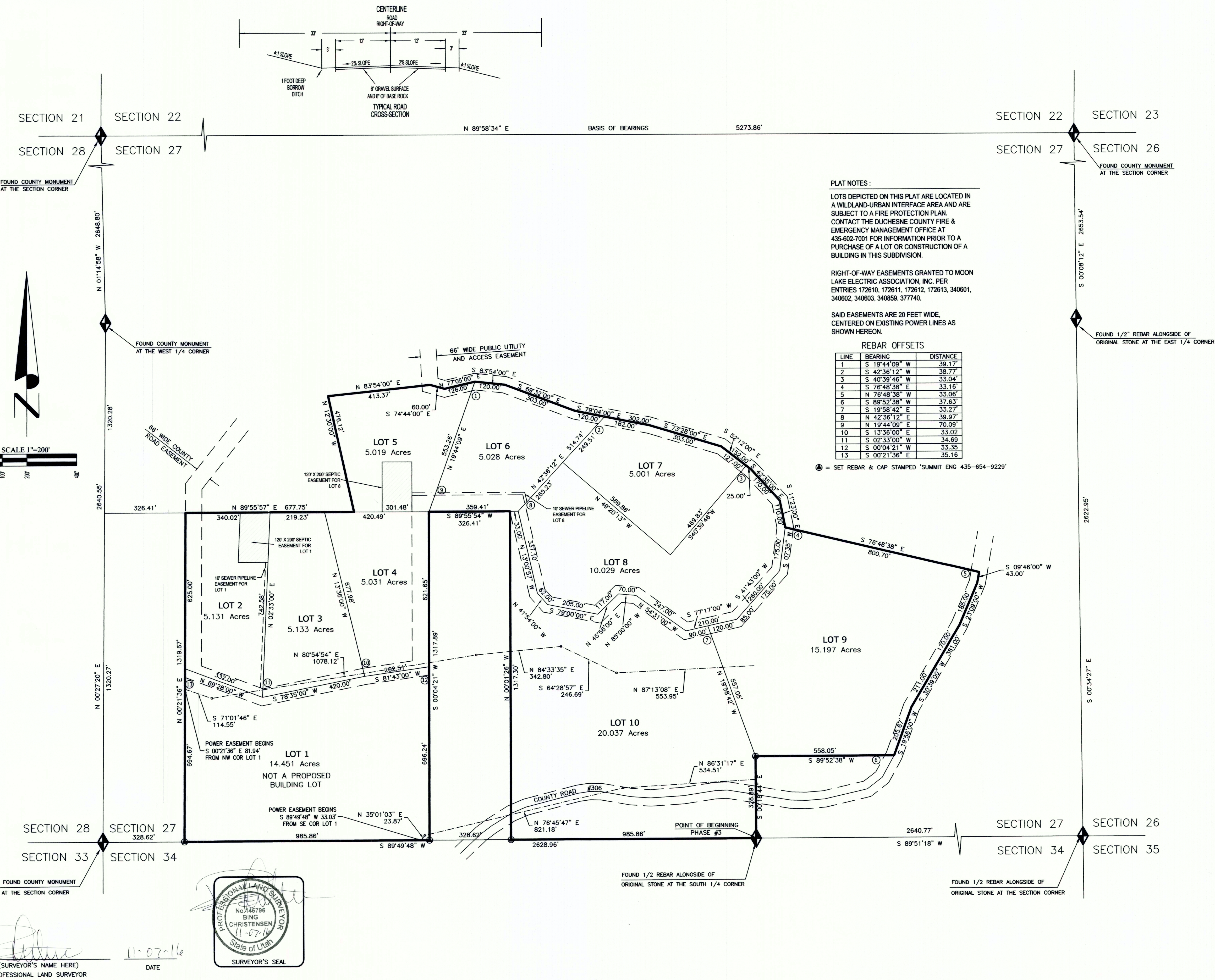


3412



PLAT NOTES:

LOTS DEPICTED ON THIS PLAT ARE LOCATED IN A WILDLAND-URBAN INTERFACE AREA AND ARE SUBJECT TO A FIRE PROTECTION PLAN. CONTACT THE DUCHESNE COUNTY FIRE & EMERGENCY MANAGEMENT OFFICE AT 435-602-7001 FOR INFORMATION PRIOR TO A PURCHASE OF A LOT OR CONSTRUCTION OF A BUILDING IN THIS SUBDIVISION.

RIGHT-OF-WAY EASEMENTS GRANTED TO MOON LAKE ELECTRIC ASSOCIATION, INC. PER ENTRIES 172610, 172611, 172612, 172613, 340601, 340602, 340603, 340659, 377740.

SAID EASEMENTS ARE 20 FEET WIDE, CENTERED ON EXISTING POWER LINES AS SHOWN HEREON.

REBAR OFFSETS

LINE	BEARING	DISTANCE
1	S 19°44'09\" W	39.17'
2	S 42°36'12\" W	38.77'
3	S 40°39'46\" W	33.04'
4	S 76°48'38\" E	33.16'
5	N 76°48'38\" W	33.06'
6	S 89°52'38\" W	37.63'
7	S 19°58'42\" E	33.27'
8	N 42°36'12\" E	39.97'
9	N 19°44'09\" E	70.08'
10	S 13°36'00\" E	33.02'
11	S 02°33'00\" W	34.69'
12	S 00°04'21\" W	33.35'
13	S 00°21'36\" E	35.16'

⊙ = SET REBAR & CAP STAMPED 'SUMMIT ENG 435-654-9229'

TWO CREEKS RANCHES SUBDIVISION, PHASE III

DEVELOPED BY
MOUNTAINS WEST RANCHES
P.O. BOX 981990
PARK CITY, UT 84098

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESNE COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Bing Christensen, do hereby certify to Treaven J. Grant, Vice President of Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 145796, as prescribed by the laws of the State of Utah, and that I have made a survey of the following described tracts of land for the purpose of creating a Minor Subdivision:

PROPERTY DESCRIPTION

TOWNSHIP 3 SOUTH, RANGE 8 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 27: Beginning at the South Quarter Corner of said Section 27; thence South 89°49'48\" West 985.86 feet to the Southwest Corner of the East Half of the West Half of the Southeast Quarter of the Southwest Quarter; thence North 0°01'26\" West 1317.39 feet to the Northwest Corner of said E1/2 of said W1/2 of said SE1/4 of said SW1/4; thence South 89°55'54\" West 326.41 feet to the Northeast Corner of the Southwest Quarter of the Southwest Quarter; thence South 0°04'21\" West 1317.89 feet to the Southeast Corner of said SW1/4 of said SW1/4; thence South 89°49'48\" West 985.86 feet to the Southwest Corner of the East Half of the West Half of said SW1/4 of said SW1/4; thence North 0°21'36\" East 1319.67 feet to the Northwest Corner of said E1/2 of said W1/2 of said SW1/4 of said SW1/4; thence North 89°55'54\" East 677.75 feet along the North line of said SW1/4 of said SW1/4; thence North 12°30'00\" West 476.12 feet; thence North 83°54'00\" East 413.37 feet; thence South 74°44'00\" West 60.00 feet; thence North 77°05'00\" East 126.00 feet; thence South 83°54'00\" East 120.00 feet; thence South 69°32'00\" East 303.00 feet; thence South 79°04'00\" East 302.00 feet; thence South 73°28'00\" East 303.00 feet; thence South 52°12'00\" East 152.00 feet; thence South 42°35'00\" East 170.00 feet; thence South 11°23'00\" East 110.00 feet; thence South 76°48'38\" East 800.70 feet to the centerline of County Road #306; thence the following four (4) courses along said County Road #306, (1) South 9°46'00\" West 43.00 feet; (2) thence South 23°09'00\" West 185.00 feet; (3) thence South 30°39'00\" West 381.00 feet; (4) thence South 19°56'00\" West 205.67 feet to a point on the South line of the North Half of the South Half of the Southwest Quarter of the Southeast Quarter; thence South 89°52'38\" West 558.05 feet to the Southwest Corner of said N1/2 of said S1/2 of said SW1/4 of said SE1/4; thence South 0°18'44\" East 328.89 feet to the point of beginning, containing 90.064 acres. Lots are subject to those portions being used by the County Road right of ways.

NARRATIVE

PURPOSE OF SURVEY: Set the property corners and prepare a Record of Survey and Minor Subdivision plat. BASIS OF BEARINGS: North 89°58'34\" East from the Northwest Corner to the Northeast Corner of Section 27, T3S, R8W, USB&M, to match a Minor Subdivision plat prepared by Rodney Rowley, Professional Land Surveyor, Utah License No. 5561198.

SURVEY FINDINGS: As shown on the plat.

NOTE: This survey was performed at the request of the Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, agreements, obligations, or restrictions of use that may or may not be recorded. The location and depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

OWNER'S ACKNOWLEDGMENT

Know all men by these presents: that I, Treaven J. Grant, the undersigned, warrant ownership of the properties described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC.

ACKNOWLEDGMENT

State of Utah } s.s.
County of Duchesne

On this 7 day of November, 2016, personally appeared before me, TREAVEN J. GRANT, VICE PRESIDENT OF MOUNTAINS WEST RANCHES, A J.T. GRANT CO. INC., the signer of the above OWNER'S ACKNOWLEDGMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

Feb 11, 2019
My commission expires.

Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Minor Subdivision this _____ day of _____, 20____, by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number _____
County of Duchesne

Filed for recording at the request of _____ on _____

this _____ day of _____, 20____.

Time _____ Book _____ Page(s) _____ Fee: _____

Shelley Brennan Duchesne County Recorder

PROJECT L14-038	PREPARED FOR MOUNTAINS WEST RANCHES
SHEET 1	PROJECT TWO CREEKS RANCHES SUBDIVISION, PHASE III

RECORD OF SURVEY & MINOR SUBDIVISION

LOCATED IN SECTION 27
TOWNSHIP 3 SOUTH, RANGE 8 WEST,
UINTAH SPECIAL BASE AND MERIDIAN

DUCHESNE COUNTY, UTAH

DRAWN BY:
KMB
REVIEWED BY:
BC
ISSUE DATE
11/07/2016

Summit Engineering Group Inc.
Structural-Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

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County Surveyor's File # 3412